

TWO SIDE BY SIDE INDUS. WAREHOUSE/OFC BUILDINGS
(each for lease, separately or together)

PARK 35 SOUTH INDUSTRIAL PARK, BUDA, TEXAS
(ON IH-35 JUST SO. OF CABELA'S)

Super location in large, mature industrial park—in area of massive residential and commercial development.

- 569 Commercial Drive: 4,562sf, with two 14' by 14' grade level rollup doors; approx. 700sf finished ofc.
- 601 Commercial Drive: 7,575sf, with five 14' by 14' grade level rollup doors; 460sf finished ofc.

(each bldg. can have more ofc. space added; a dock-high setup also can be installed)

Each building has the following features:

- 24' clear height in center, to 22' eave clear ht, for 2nd floor or mezzanine offices/storage, high racks, etc.
- each on 1 acre plus, with ½ acre of fenced, gated storage/vehicle and 18-wheeler access yards
- additional parking in front of buildings
- 50% masonry on bldgs.' front elevations
- well-built steel constr., with HVAC office areas
- Commercial Dr. intersects IH-35; easy on/off No. or So.
- rent: \$.50sf/mo NNN, with \$.09sf/mo cap on NNN

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